

## SETBACK REQUIREMENTS FOR CITY OF EDINA SINGLE FAMILY DWELLINGS

<b><u>FRONT STREET SETBACK:</u></b>	<b>30-feet for <i>new undeveloped subdivisions</i>.</b> -Maintain the average front yard setback of the homes on either side or if it's a corner lot, match the front yard setback of the adjacent home.
<b><u>SIDE STREET SETBACK:</u></b>	15-Feet (a) increase to front street setback if adjacent house faces side street. (b) 20 feet for garage facing side street
<b><u>INTERIOR SIDE YARD:</u></b>	5-feet for attached accessory garages, uncovered and unenclosed decks and patios.  (a) 5-feet for living space on lots <b>60-feet or less in width</b> . Lot width is defined as the horizontal distance between side lot lines as measured 50-feet back from the front lot line. (b) <b>the required interior side yard setback of 5-feet shall increase by 1/3 foot (4 inches) for each foot that the lot width exceeds 60-feet.</b> (c) 10-feet for living space on lots 75-feet or greater in width. Lot width is defined as the horizontal distance between side lot lines as measured 50-feet back from the front lot line. (d) in all the above cases, increase sideyard setback ½ foot for each foot average height exceeds 15-feet. (e) 10-feet for pool with required 4-feet of decking. 14-feet to pools (water) edge.
<b><u>REAR YARD:</u></b>	*25-feet for principal structures;  3-feet for accessory structures entirely within rear yard including eaves.  5-feet for decks and patios.  10-feet for pool with required 4-feet of decking. 14-feet to pools edge, 10- feet for pool equipment. 5-feet for hot tub with 4-feet of decking.
<b><u>LOT COVERAGE:</u></b>	25% maximum for ground level coverage of all structures on the site. <b>Up to 30% on lots less than 9,000 square feet but not to exceed 2,250 square feet.</b> Combined total area occupied by all accessory structures (except attached garages) shall not exceed 1,000 square feet.
<b><u>DETACHED GARAGE:</u></b>	5-foot sideyard setback if located in the sideyard  if entirely in rear yard requires 3-foot interior side and rear setbacks including eaves.

<b><u>BUILDING HEIGHT:</u></b>	<p>2 ½ stories, or 30-feet for principal structure, 1 ½ stories or 18-feet whichever is less for detached garages, sheds or other accessory structures.</p> <p>30-feet to the midpoint of a roof with the maximum height to the highest point on a roof of a single or double dwelling unit shall be 35-feet. The maximum height may be increased by one inch for each foot that the lot exceeds 75-feet in width. In no event shall the maximum height exceed 40-feet.</p>
<b><u>ROOF OVERHANG:</u></b>	Overhang may encroach into setback area with 3-foot minimum setback
<b><u>TWO CAR GARAGES ARE REQUIRED:</u></b>	
<b><u>ADDITIONS TO/OR REBUILT HOME:</u></b>	On a home that is to be rebuilt after a tear down, the first floor elevation of the new home may not be more than one-foot above the first floor elevation of the home that was torn down.
<b><u>WATERBODIES:</u></b>	50-feet from ordinary high water elevation. 75-feet from Lake Cornelia, Mirror, Indianhead and Arrowhead Lake.
<b><u>FENCES:</u></b>  <b><u>FENCES/POOLS:</u></b>  <b><u>ACCESSORY STRUCTURES:</u></b>	<p>4-feet in frontyard setback areas. Maximum height in rear and sideyard is 6-feet. Finished side to face neighbors. Check with Planning Department on corner lots.</p> <p>Fences for Pools: Pools are required to be entirely fenced with a non-climbable fence with a minimum height of 4-feet. The fence gate is to be self-closing and self-latching. Pool Setback: 14-feet to waters edge</p> <p>If structure is located entirely in the rearyard setbacks are 3-feet from the rearyard and 3-feet from the sideyard including overhang.</p> <p>If structure is located in the sideyard setbacks are 5-feet from the side property line and 5-feet from the rear property line</p> <p>No accessory structure can be located in the frontyard setback area.</p>
<b><u>EAVES/PORCHES UNENCLOSED</u></b>	Unenclosed overhanging eaves or porches supported by posts or columns not exceeding 80-square feet in area, that are not closer than 20-feet to a front property line, 3-feet to a side property line or 10-feet to a side street.

<p><b><u>ALTERNATE SETBACKS</u></b></p>	<p>An addition to a single dwelling unit building with a nonconforming setback, or an addition to a structure accessory to a single dwelling unit building with a nonconforming setback, may be constructed within the existing nonconforming setback, which is the shortest distance from the applicable lot line to the existing structure, subject to the following limitations.</p> <ol style="list-style-type: none"> <li>1. The addition shall no exceed the existing square footage encroachment into the nonconforming setback of two hundred (200) square feet, whichever is less; and</li> <li>2. The addition may only be constructed on the same floor as the existing encroachment into the nonconforming setback.</li> </ol>

**IF YOU HAVE ANY QUESTIONS REGARDING INFORMATION CONTAINED IN THIS FACT SHEET FEEL FREE TO CONTACT THE PLANNING DEPARTMENT AT (952)826-0369. Or visit our website at [www.cityofedina.com](http://www.cityofedina.com) to read City Code 850.11.**